



HOLMANS
— ESTATE AGENTS —

Lammas Cottage, 42 Park Road, Blockley, Gloucestershire, GL56 9BZ

Guide Price £450,000, Freehold

Property Description

Positioned to enjoy an outstanding panorama to the rear over gardens towards undulating countryside and over fields to the front, this inner-terraced four storey, three bedroom village retreat offers a cosy unpretentious living space with many attractive period features.

The through living room on the ground floor has exposed floorboards, a Georgian style fireplace and window seats to both front and rear. The living kitchen on the lower ground floor has a homely cast iron wood burning stove in an original fireplace and where there is a further window seat an exposed flagstone floor and Cotswold stone walls. There are many leaded paned stone mullioned crittall windows, some with superb views and, externally, the sensibly planned and well planted rear garden has a stone built store which has been converted into a utility room.

More contemporary refinements include a ground floor cloakroom, a stylish modern first floor bathroom, gas fired central heating and the loft has been converted into a separate studio bedroom. The property also has mains operated inter-connected fire alarms on all four levels.

The property is therefore ideal for those looking for a main home, second home or as a holiday cottage for investment purposes for which the property has been used for many years. Details of the successful holiday letting business are available, please ask the agent.

The cottage is positioned midway along Park Road only a few hundred yards from the centre of one of the most popular villages in the North Cotswolds which has two public houses, a high quality village store and a very fashionable cafe which forms a fine dining restaurant several evenings a week. The village is positioned midway between the Cotswold cafe society of Chipping Campden and the more traditional market town of Moreton in Marsh where there are rail links to Oxford and London Paddington.

Ground Floor Living Room

(21' 07" x 12' 0") or (6.58m x 3.66m)

Exposed pine floorboards. Window seats to mullioned windows to both front and rear with crittall windows and superb outlook over countryside to the rear. Two double radiators. Original fireplace with Georgian style grate. Built in pine cupboard to one side of chimney breast. Built-in storage, corner cupboard with TV point. Two wall-mounted light points.

Ground Floor Cloakroom

Two piece suite in white with low flush wc and wall mounted wash hand basin. Ladder style heated towel rail and radiator.

First Floor Landing Area

Three oak latch and brace doors. Built in understairs storage cupboard.

Bedroom 1

(10' 0" x 6' 06") or (3.05m x 1.98m)

Single radiator. Mullioned window with crittall panes and open outlook over fields. Double built-in wardrobe with shelved cupboard to one side. Folding pine door.

Rear Bedroom 2

(9' 7" x 6' 5") or ()

Mullioned window with crittall panes and outstanding outlook over countryside and gardens. Three wall mounted light points. Double radiator. Double built in overstairs wardrobe.

Bathroom

Three piece suite in white with wall mounted wash hand basin, corner sited low flush wc and panelled bath with glazed shower screen and chrome wall mounted shower unit. Tiled walls. Ladder style heated towel rail and radiator. Built-in extractor. Shaving mirror with pelmet light above.

Second Floor

Studio Bedroom

(10' 02" x 11' 08") or (3.10m x 3.56m)

Two double built in cupboards to eaves storage. Two double glazed velux swing windows to the rear with integrated blinds. Two single built in wardrobes. Wall mounted light point.

Lower Ground Floor

Lobby area with stone floor and access to rear garden, single radiator.

Living Kitchen

(19' 05" x 11' 07") or (5.92m x 3.53m)

With antique flagstone floor. Cotswold stone fireplace with exposed pointed stone walls to each side. Cast iron woodburning stove. Mullioned window with crittall panes, built in window seat and outlook over garden. Built in understairs storage cupboard. Double radiator. Kitchen area with granite work tops fitted to two sides with inset 1 1/2 bowl enamelled sink unit with single drainer and mixer tap, Under-sink water softener. Split level induction hob with Zanussi cooker hood above and glazed splashback. All pastel painted cupboards incorporating seven wall mounted cupboards, six matching base units with Miele fan assisted oven. Space and plumbing for dishwasher and space for fridge. Exposed beams to the ceiling. Wall mounted light point. Five inset spotlights to the kitchen area, window seat.

Outside

External Utility Room

(5' 2" x 7' 0") or ()

Laminate work top with space and plumbing for automatic washer and space for tumble dryer. Two double wall mounted cupboards. Part tiled walls and ceramic tile floor.

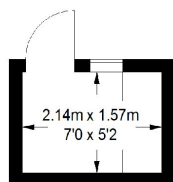
Rear Garden

(50' 0" x 20' 0") or (15.24m x 6.10m)

Lawned area, cottage-style borders including roses, lavender bushes and apple tree: raised vegetable bed. Gravelled pathway leading to seating area to the rear adjacent to a random Cotswold stone wall. Superb outlook over undulating countryside and the Brailes hills. Timber tool shed. Outside water tap. Timber covered wood store and timber covered bin store. Immediately adjacent to the property is a flagged patio area over which the two adjacent properties have right of access for their waste bins. There is a sloping antique cobbled access to Park Road.

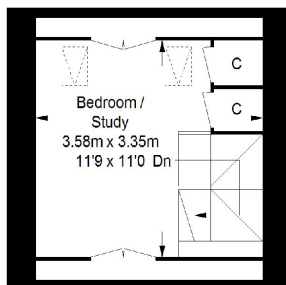


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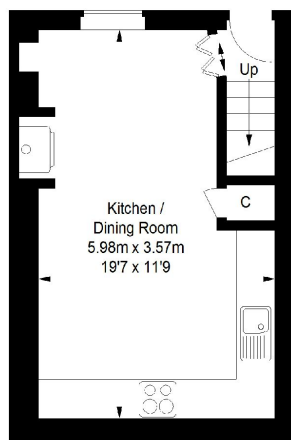


(Not Shown In Actual
Location / Orientation)

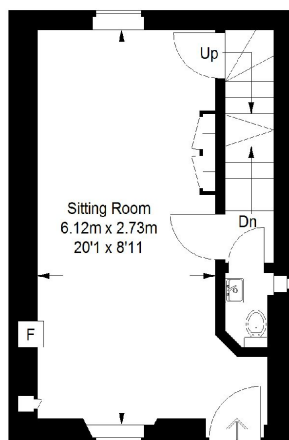
Garden Utility Room



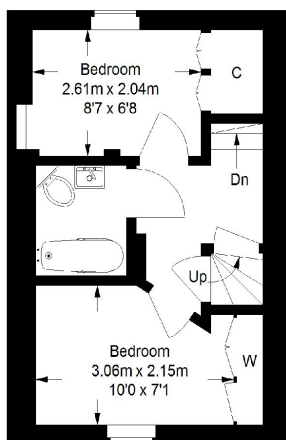
Second Floor



Lower Ground Floor



Ground Floor



First Floor

Approximate Gross Internal Area = 80.7 sq m / 869 sq ft
Garden Utility Room = 3.3 sq m / 35 sq ft
Total = 84 sq m / 904 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Directions

From our Moreton in Marsh office turn left and at the second mini roundabout turn right along the A44 continuing through the village of Bourton on the Hill and after which turn right signposted Blockley 1 1/2 miles. When entering the village proceed to the crossroads adjacent to the village green turning left, adjacent to the green, and at the following T junction turn right towards Chipping Campden and into Park Road. This property is positioned approximately 200 yards along on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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